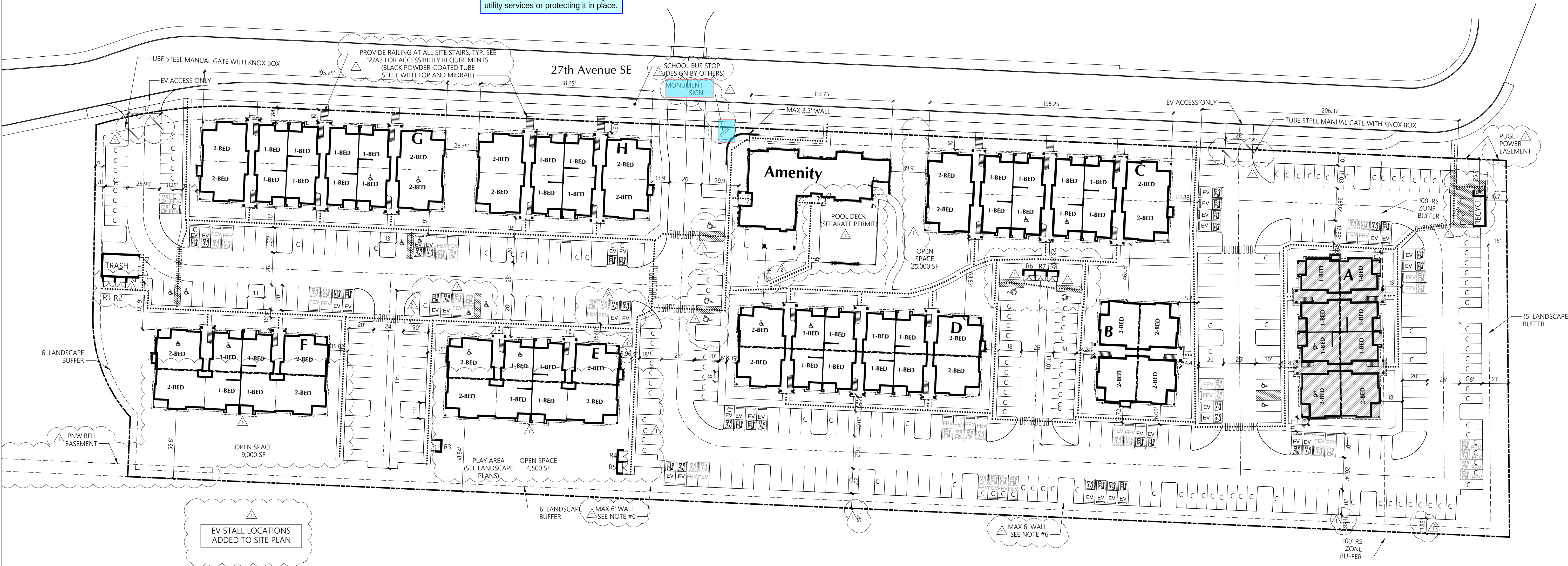


Sunset Garden Senior Living Apartments

No proposed footings, posts, or supports shall be constructed on or above any existing public utility connections without first relocating the utility services or protecting it in place.



SITE PLAN

236 UNITS

1" = 40'

SITE INFORMATION

SITE ADDRESS: 206 27th Ave SE, Puyallup, WA
PARCEL #: 419036006
SITE AREA: 339,107 SF (7.785 Acres)
ZONE: RM-CORE
SETBACKS: NORTH/FRONT: 10 FT setback to buildings
WEST/SIDE: 0 FT Building setback - 6 FT landscape buffer
SOUTH/REAR: 0 FT Building setback - 6 FT landscape buffer
EAST/SIDE: 25 FT Building setback - 15 ft landscape buffer
BUILDING HEIGHT: 50' Max
DENSITY: Min 16 units per acre (125 units)
no Max density
LOT COVERAGE: Max 90%
LANDSCAPE AREA: Min 10% of net lot area (33,910 SF)
OPEN SPACE: 10% of net lot area (33,910 SF)
38,500 SF provided
PRIVATE OPEN SPACE: 60 SF per ground floor unit
10' x 6' per upper story unit
PARKING: 1.5 PARKING SPACES PER UNIT
Required Parking: 354 Stalls
Provided Parking: 354 Stalls
EASEMENTS: no existing easements on site

PARKING SUMMARY

Parking Stalls Required	354
Standard Stalls	125
Compact Stalls	41.5%
Parallel Stalls	0
Carport Stalls	0
Attached Garage Stalls	0
Detached Garage Stalls	0
Accessible Standard Stalls	6
Accessible Van Stalls	4
Accessible Parallel Stalls	0
Accessible Carport Stalls	2
Accessible Garage Stalls	9
Tandem Stalls	0
Tandem Garage Stalls	0
Subtotal	353 1.50 Stalls / D.U.
Aprons	0
Total Parking Stalls Provided	353 1.50 Stalls / D.U.

UNIT COUNT
1 BED 137 (58%)
2 BED 99 (42%)
TOTAL 236

EV STALL COUNT
Electric Vehicle Charging stations
Provided: 36 Stalls (10% of provided parking)
Required: 0 Stalls

Future Electric Vehicle Stall Infrastructure
Provided: 36 Stalls (10% of provided parking)
Required: 36 Stalls (10% of provided parking)

Electrical panels sized to accommodate 72 EV Stalls
(20% of provided parking)

Requirements from section 429 of 2018 IBC
Washington State Amendment.

PERMIT BLDG NAME PUYALLUP ADDRESS

A	206 27TH AVE SE, BLDG J
B	206 27TH AVE SE, BLDG H
C	206 27TH AVE SE, BLDG G
D	206 27TH AVE SE, BLDG E
E	206 27TH AVE SE, BLDG C
F	206 27TH AVE SE, BLDG A
G	206 27TH AVE SE, BLDG B
H	206 27TH AVE SE, BLDG D
CLUBHOUSE	206 27TH AVE SE, BLDG F

SITE NOTES

- TYPICAL SIDEWALK WIDTH IS 6'
- A MINIMUM CLEAR WIDTH OF 44" IS REQUIRED FOR ALL EXTERIOR ACCESSIBLE ROUTES PER WASHINGTON STATE AMENDMENT SECTION 1101.2.1
- SEE SHEET A3 FOR SITE ACCESSIBILITY STANDARDS
- SEE CIVIL SITE PLAN PERMIT DRAWINGS FOR SPECIFIC UTILITY, ROAD AND GRADING INFORMATION
- POOL TO BE UNDER SEPARATE PERMIT
- ANY WALLS 4' OR HIGHER REQUIRE A SEPARATE CITY BUILDING PERMIT. SEE CIVIL PLAN SET FOR SITE WALL DETAILS.

SITE KEY

2'-6" STEP LOCATION

TYPICAL STANDARD STALL
TYPICAL COMPACT STALL
CARPORT LOCATION

ACCESSIBLE ROUTE OF TRAVEL (A.R.T.)
RUNNING SLOPE NOT TO EXCEED 1:20
CROSS SLOPE NOT TO EXCEED 1:48
RAMPS NOT TO EXCEED 1:12

FIRE HYDRANT LOCATIONS

ELECTRIC VEHICLE CHARGING STALL*

FUTURE ELECTRIC VEHICLE CHARGING STALL INFRASTRUCTURE

* Future electric vehicle stalls shall provide conduit from the electrical panel to either a pull box in the vicinity of the designated future electric vehicle charging locations or stub above grade in the vicinity of the designated future electric vehicle charging locations, protected from vehicles by a wheel stop.

Condition of approval:
Monument signs in RM zones shall conform with the maximum setback and height regulations of PMC 20.00.005 (b). Specific sign requirements by sign type.
(b) Monument signs shall be set back at least five feet from the public right-of-way, regardless of the setback requirement of the zone.
(c) Monument signs shall be no greater in height than one foot above the adjoining finished grade for each foot of setback to a maximum of 10 feet in height.
(d) Placement of monument signs shall not interfere with any vehicular sight-distance requirements, as determined by the city engineer, nor shall it interfere with any pedestrian access.
(e) Monument signs shall incorporate the same building materials in their design as the building to which they apply or an approved alternative high-quality material (e.g., stone veneer).
(f) Monument signs which do not encroach into required front or side yard setbacks shall conform with the requirements for freestanding signs for the applicable zone.
(g) Landscaping: Landscaping around the base of a monument sign shall be required in those instances where a sign is proposed for placement within or adjacent to an existing landscaped area on a site. Landscaping shall include a mix of groundcovers and shrubs.

CITY OF PUYALLUP
Planning Division Approved Site Plan
(253) 864-4165
MINIMUM SETBACK REQUIREMENTS
Front Yard: 5 ft. Rear Yard: N/A
Interior Side Yard: Left: N/A Right: N/A
Street Side Yard: N/A
Zoning District: RM-CORE
Permit #: PRSG20260787
Additional Conditions/Comments

Staff: JHulst,ew
Date: 06/24/2026
Front, rear, and side yard property lines shall be marked with string from surveying pins prior to staking inspection.

PRSG20260787

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11063 REGISTERED ARCHITECT
ANNA P. THOMPSON
STATE OF WASHINGTON

Site Plan
Building A

Bradley Heights Apartments

Puyallup, Wa

Timberlane Partners

Revisions

No.	Date	Description
1	8-30-24	Owner Changes/ Permit Corrections
2	4-24-25	Permit Corrections

Initial Publish Date:

Date Plotted: 5-6-25

Job No.: 23-06
Drawn By: APT/HDM

Sheet No.:

A2